

TOWN OF NEWFIELDS BOARD OF SELECTMEN
MEETING MINUTES
TUESDAY, APRIL 19, 2005

The meeting was called to order at 6:35pm. Selectmen present were James McIlroy, Janet Smith and Roberta Gerkin. Others present were Jack McGee, F.X. Bruton, Fran Lane, Kristen and Perry Sylverstein, Ray Trueman and Wendy Chase.

The Board met with Counsel from 6:40pm to 7:10pm.

The Gilmore Conservation Easement was discussed. Kristen and Perry Sylverstein represented by Attorney Jack McGee are potential buyers for the Gilmore property. They came before the Board with concerns about the language in paragraphs 3A on page 9 of the recorded easement and paragraph 5C on page 10 of the easement. They feel the language is ambiguous. Attorney F.X. Bruton who represents Nancy Gilmore suggested the language in paragraph 3A be changed to allow public access, but to a limited area of the back boundary only. After a lengthy discussion the Board decided to hold a public hearing next Tuesday. Wendy was directed to invite all members of the Planning Board, Conservation Commission and Open Space Committee as well as post it in the paper, Town Hall and Post Office.

Ray Trueman was in to discuss Channel 22. As it stands Newfields is the only town in the SAU 16 district that does not access Channel 22. Some of the events Channel 22 televises are live Exeter High School sporting events, Exeter Town Meetings and Deliberative Sessions for Exeter High School and Stratham Cooperative Middle School. Ray presented a Memorandum of Understanding with the Town of Exeter and the Town of Brentwood enabling Brentwood to access the Channel. Ray requested that the Board sign a similar Memorandum of Understanding for Newfields so that the Town of Newfields may access Channel 22. James would like Fran Lane to review before signing. Janet made a motion to sign the Memorandum between the Town of Newfields and the Town of Exeter, Roberta seconded and James abstained. Fran did review the Memorandum and informed the Board that the Town may not enter into a long term agreement. Janet questioned this, stating that the town is currently in a long term contract with Comcast. The contract with Comcast expires April 20, 2007. Ray suggested he change the Channel 22 Memorandum to expire April 20, 2007 to coincide with the Comcast contract. Fran would also like to add that there would be no cost to the town in the agreement. The signed Memorandum was voided. Ray will make the changes and bring in a new Memorandum of Understanding for the Board to sign.

It was brought to the Boards attention by a letter from a resident that there are real estate signs on town property located on the corner of Summer Street and Route 85 where the old Carriage House once stood. There is an easement on the property that clearly states that there shall be no advertising signs on the property. The Selectmen reviewed the easement language. James made a motion to send letters to both real estate agencies advising them to remove their signs, Janet seconded and all were in favor.

The NH Department of Environmental Services sent a letter informing the Board that the Town of Newfields Water Supply Land Grant application was successful. The NHDES intends to award \$331,994 to the Town to assist in acquiring a conservation easement on the proposed Mill Woods conservation property. To award the funds the Town must enter into a grant agreement with NHDES. Roberta made a motion to enter into the grant agreement, Janet seconded and all were in favor. James signed the agreement and the certificate of authorization as Chairman of the Board.

A supplemental intent to cut was reviewed. James made a motion to approve the application, Roberta seconded and all were in favor. The Board signed the application.

The FEMA application for reimbursement for snow removal was discussed. Brian attended the meeting in Exeter and received a copy of the application. The Town is eligible for Federal funds for the January 22nd and 23rd snow storm. Janet will fill out the application due April 29, 2005.

James updated the Board on the Buildings Advisory Committee. The Committee would like to meet with each Department over the next couple of months to get feedback on each Department's needs. The Committee is in the process of organizing all building inventory.

Janet reported on the Conservation Commission. The Commission discussed the Gilmore Easement. Janet was asked by Barbara Byrne to request from the Board of Selectmen permission to use the old Post Office building to store Conservation Commission records. The Board will consider all options before making any decisions on the use of the building. The closing date for the old Post Office building is scheduled for December 30, 2005.

Letters prepared by Fran Lane to two residents on Ash Swamp Road were reviewed. James made a motion to send both letters, Janet seconded and all were in favor.

The Selectmen reviewed correspondence from REDC. They referred it to Reuben Hull for his opinion.

James made a motion to accept the minutes of April 12, 2005 as amended, Roberta seconded and all were in favor.

The Selectmen reviewed two barn preservation easement applications. Janet recused herself for being one of the applicants.

Roberta and James reviewed the applications. A motion was made and seconded to deny both applications for the year 2004, and all were in favor. The Selectmen evaluated the eligibility of the two easement applications and found questionable public benefit when compared to tax impact. Roberta will research other towns that have barn preservation easements in place and report back to the Board.

James made a motion to adjourn at 11:15pm and all were in favor.

Respectfully submitted,

Wendy V. Chase